

# **EXHIBIT F**



**Pody & McDonald, PLLC**

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*Dean H. Pody*

*Patrick M. McDonald*

*Marisa A. Bender*

March 15, 2017

Ioan I. & Nicoleta Soneriu  
14520 - 16th Avenue W, #33-B  
Lynnwood, WA 98087

Re: Greenbrooke II Condominium Association

Dear Mr. & Mrs. Soneriu:

This will acknowledge receipt of your recent assessment payments in the total amount of \$550.00. Thank you. However, there is a remaining balance of \$296.55, which includes lien release recording fee, which must also be paid. Enclosed, for your review, is a copy of your updated homeowner assessment account ledger.

Please be advised that the Association has recorded a lien against your property. The lien will only be released upon payment of the full, remaining balance owed.

This letter pertains to collection of a debt and any information provided herein or obtained from you will be used for that purpose. I am acting as a debt collector for your Association.

Very truly yours,

A handwritten signature in blue ink that appears to read "Marisa A. Bender".

Pody & McDonald, PLLC

Enclosure

cc: Greenbrooke II Condominium Association

**Greenbrooke II #33/Soneriu  
account**

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	
1	date	days	pymt rec'd	charges	atty fees/ costs		balance	interest	total
3	5/28/13			\$310.00		\1	\$310.00	\$0.00	\$310.00
4	5/28/13	0					\$310.00	\$0.00	\$310.00
5	5/28/13	0	(\$297.50)				\$12.50	\$0.00	\$12.50
6	5/1/14	338		\$75.00			\$87.50	\$1.39	\$88.89
7	5/14/14	13					\$87.50	\$0.37	\$89.26
8	5/14/14	0	(\$75.00)				\$12.50	\$0.00	\$14.26
9	6/1/14	18		\$75.00			\$87.50	\$0.07	\$89.34
10	6/10/14	9					\$87.50	\$0.26	\$89.60
11	6/10/14	0	(\$75.00)				\$12.50	\$0.00	\$14.60
12	7/7/14	27		\$75.00			\$87.50	\$0.11	\$89.71
13	7/14/14	7					\$87.50	\$0.20	\$89.91
14	7/14/14	0	(\$75.00)				\$12.50	\$0.00	\$14.91
15	8/4/14	21		\$75.00			\$87.50	\$0.09	\$89.99
16	8/14/14	10					\$87.50	\$0.29	\$90.28
17	8/14/14	0	(\$75.00)				\$12.50	\$0.00	\$15.28
18	9/8/14	25		\$75.00			\$87.50	\$0.10	\$90.38
19	9/14/14	6					\$87.50	\$0.17	\$90.56
20	9/14/14	0	(\$75.00)				\$12.50	\$0.00	\$15.56
21	10/1/14	17		\$75.00			\$87.50	\$0.07	\$90.63
22	10/14/14	13					\$87.50	\$0.37	\$91.00
23	10/14/14	0	(\$75.00)				\$12.50	\$0.00	\$16.00
24	11/2/14	19		\$75.00			\$87.50	\$0.08	\$91.08
25	11/14/14	12					\$87.50	\$0.35	\$91.42
26	11/14/14	0	(\$75.00)				\$12.50	\$0.00	\$16.42
27	12/2/14	18		\$75.00			\$87.50	\$0.07	\$91.50
28	12/14/14	12					\$87.50	\$0.35	\$91.84
29	12/14/14	0	(\$75.00)				\$12.50	\$0.00	\$16.84
30	1/1/15	18		\$75.00			\$87.50	\$0.07	\$91.92
31	1/15/15	14					\$87.50	\$0.40	\$92.32
32	1/15/15	0	/ (\$75.00)				\$12.50	\$0.00	\$17.32
33	2/1/15	17		\$75.00			\$87.50	\$0.07	\$92.39
34	2/15/15	14					\$87.50	\$0.40	\$92.79
35	2/15/15	0	2 (\$75.00)				\$12.50	\$0.00	\$17.79
36	3/1/15	14		\$75.00			\$87.50	\$0.06	\$92.85
37	3/15/15	14					\$87.50	\$0.40	\$93.25
38	3/15/15	0	3 (\$75.00)				\$12.50	\$0.00	\$18.25
39	4/1/15	17		\$75.00			\$87.50	\$0.07	\$93.32
40	4/15/15	14					\$87.50	\$0.40	\$93.73
41	4/15/15	0	4 (\$75.00)				\$12.50	\$0.00	\$18.73
42	5/1/15	16		\$75.00			\$87.50	\$0.07	\$93.79
43	5/15/15	14					\$87.50	\$0.40	\$94.19
44	5/15/15	0	5 (\$75.00)				\$12.50	\$0.00	\$19.19
45	6/1/15	17		\$75.00			\$87.50	\$0.07	\$94.26
46	6/15/15	14					\$87.50	\$0.40	\$94.67
47	6/15/15	0	6 (\$75.00)				\$12.50	\$0.00	\$19.67
48	7/1/15	16		\$75.00			\$87.50	\$0.07	\$94.73
49	7/15/15	14					\$87.50	\$0.40	\$95.14
50	7/15/15	0	7 (\$75.00)				\$12.50	\$0.00	\$20.14
51	8/1/15	17		\$75.00			\$87.50	\$0.07	\$95.21
52	8/15/15	14					\$87.50	\$0.40	\$95.61
53	8/15/15	0	8 (\$75.00)				\$12.50	\$0.00	\$20.61
54	9/1/15	17		\$75.00			\$87.50	\$0.07	\$95.68
55	9/15/15	14					\$87.50	\$0.40	\$96.08
56	9/15/15	0	9 (\$75.00)				\$12.50	\$0.00	\$21.08
57	10/1/15	16		\$75.00			\$87.50	\$0.07	\$96.15
58	10/15/15	14					\$87.50	\$0.40	\$96.55
59	10/15/15	0	10 (\$75.00)				\$12.50	\$0.00	\$21.55
60	11/1/15	17		\$75.00			\$87.50	\$0.07	\$96.62
61	11/15/15	14					\$87.50	\$0.40	\$97.02
62	11/15/15	0	11 (\$75.00)				\$12.50	\$0.00	\$22.02
63	12/1/15	16		\$75.00			\$87.50	\$0.07	\$97.09
64	12/15/15	14					\$87.50	\$0.40	\$97.49
65	12/15/15	0	12 (\$75.00)				\$12.50	\$0.00	\$22.49
66	1/1/16	17		\$75.00			\$87.50	\$0.07	\$97.56
67	2/1/16	31		\$75.00			\$162.50	\$0.89	\$173.45

Greenbrooke II #33/Soneriu  
account

A	B	C	D	E	F	G	H	I
68	3/1/16	29	\$100.00			\$262.50	\$1.55	\$275.00
69	4/1/16	31	\$100.00			\$362.50	\$2.68	\$377.68
70	5/1/16	30	\$100.00			\$462.50	\$3.58	\$481.25
71	6/1/16	31	\$100.00			\$562.50	\$4.71	\$585.97
72	7/1/16	30	\$129.60			\$692.10	\$5.55	\$721.11
73	7/1/16	0	\$74.93			\$767.03	\$0.00	\$796.04
74	8/1/16	31	\$129.60			\$896.63	\$7.82	\$933.46
75	8/1/16	0	\$74.93		\2	\$971.56	\$0.00	\$1,008.39
76	8/30/16	29				\$971.56	\$9.26	\$1,017.65
77	8/30/16	0	(\$75.00)			\$896.56	\$0.00	\$942.65
78	9/1/16	2	\$129.60			\$1,026.16	\$0.59	\$1,072.84
79	9/1/16	0	\$74.93		\2	\$1,101.09	\$0.00	\$1,147.77
80	10/1/16	30	\$129.60			\$1,230.69	\$10.86	\$1,288.23
81	10/1/16	0	\$74.93		\2	\$1,305.62	\$0.00	\$1,363.16
82	10/3/16	2				\$1,305.62	\$0.86	\$1,364.02
83	10/3/16	0	(\$75.00)			\$1,230.62	\$0.00	\$1,289.02
84	11/1/16	29	\$129.60			\$1,360.22	\$11.73	\$1,430.36
85	11/1/16	0	\$74.93		\2	\$1,435.15	\$0.00	\$1,505.29
86	11/3/16	2				\$1,435.15	\$0.94	\$1,506.23
87	11/3/16	0	(\$75.00)			\$1,360.15	\$0.00	\$1,431.23
88	11/30/16	27		\$442.00		\$1,802.15	\$12.07	\$1,885.30
89	12/1/16	1	\$129.60			\$1,931.75	\$0.59	\$2,015.50
90	12/1/16	0	\$74.93		\2	\$2,006.68	\$0.00	\$2,090.43
91	12/20/16	19				\$2,006.68	\$12.53	\$2,102.96
92	12/20/16	0	(\$200.00)			\$1,806.68	\$0.00	\$1,902.96
93	12/28/16	8				\$1,806.68	\$4.75	\$1,907.71
94	12/28/16	0	(\$1,662.28)			\$144.40	\$0.00	\$245.43
95	12/30/16	2		\$106.00		\$250.40	\$0.09	\$351.53
96	1/1/17	2	\$169.75			\$420.15	\$0.16	\$521.44
97	1/1/17	0	\$49.95		\2	\$470.10	\$0.00	\$571.39
98	1/17/17	16	\$35.00		\3	\$505.10	\$2.47	\$608.86
99	1/17/17	0	(\$35.00)		\4	\$470.10	\$0.00	\$573.86
100	1/27/17	10				\$470.10	\$1.55	\$575.41
101	1/27/17	0	(\$250.00)			\$220.10	\$0.00	\$325.41
102	1/31/17	4		\$26.00		\$246.10	\$0.29	\$351.70
103	2/1/17	1	\$169.75			\$415.85	\$0.08	\$521.53
104	2/1/17	0	\$49.95		\2	\$465.80	\$0.00	\$571.48
105	2/2/17	1				\$465.80	\$0.15	\$571.63
106	2/2/17	0	(\$260.00)			\$205.80	\$0.00	\$311.63
107	2/17/17	15	\$35.00		\3	\$240.80	\$1.01	\$347.65
108	2/28/17	11		\$164.50		\$405.30	\$0.87	\$513.02
109	3/1/17	1	\$169.75			\$575.05	\$0.13	\$682.90
110	3/1/17	0	\$49.95			\$625.00	\$0.00	\$732.85
111	3/14/17	13				\$625.00	\$2.67	\$735.52
112	3/14/17	0	(\$300.00)			\$325.00	\$0.00	\$435.52
113	3/14/17	0				\$325.00	\$0.00	\$435.52
114	3/14/17	0	(\$250.00)			\$75.00	\$0.00	\$185.52
115	3/15/17	1				\$75.00	\$0.02	\$185.55
116								
117			(\$4,944.78)	\$4,281.28	\$738.50		\$110.55	
118								
119				Balance		\$75.00		\$185.55
120				Less fees/costs		(\$738.50)		(\$738.50)
121	1 Transfer Fee			Principal bal.		(\$663.50)		(\$552.95)
122	2 Special Assessment							
123	3 Late Fee				from above			\$185.55
124	4 Waived Late Fee				Recording fee			\$73.00
125			Fees & Costs	\$738.50	Est. March Legal			\$38.00
126			Less fil. Fee					
127			Billed Svcs	(\$73.00)				
128			Atty fees	\$665.50				\$296.55
129								